

Town of Horicon
ZONING BOARD OF APPEALS

Minutes of February 27, 2007 Approved March 27, 2007

Members Present: Chairperson Priscilla Remington, Harry Balz, Dan Smith, Curt Castner, Gail Serrine
Absent: Jason Hill

Others Present: Counsel to Boards Mark Schachner, Zoning Officer Gary McMeekin, Planning Board Member Jim Remington

Guests Present: Frank, Mike, Tom and Dan Hill, Milton and Mrs. Austin, Robert Conklin, Harry Katsch, Michael Purdy.

PUBLIC HEARINGS:

2006-50AV Tax Map 20.10-1-61 Milton Austin seeking a 32' shoreline setback variance, a 10' roadway setback variance and a 14' roadway setback variance to build two (2) six (6) foot high privacy fences on parcel located at 10 Church St. Adirondack. Milton Austin stated that he would like a privacy fence on the beach and parcel across the road. Tom Hill stated that his family owns property on both sides of Mr Austin and is concerned with traffic, pedestrian safety and the fence blocking the view of the lake. Mike Hill stated that he rents to families with children and grandchildren and a solid fence in the neighborhood could prevent someone from seeing a child cross the road. Michael Purdy stated that he has concerns of pedestrian safety and the negative visual impact of the fences. Harry Katsch stated that he is a local realtor and a privacy fence in that area would devalue the property. Harry Balz stated that three (3) letters were received opposing this project. Priscilla Remington stated that Warren Co. Planning Board - No County Impact. Being no further comments or questions, Dan Smith made a motion to close the public hearing, 2nd by Harry Balz. All Ayes

The Regular meeting of the ZBA was called to order by Chairperson Priscilla Remington. Motion to accept minutes as written was made by Harry Balz, 2nd by Dan Smith. Priscilla Remington abstained from voting as she was not present at the January meeting. Motion was passed by majority vote.

UNFINISHED BUSINESS:

2006-50AV Tax Map 20.10-1-61 Milton Austin seeking a 32' shoreline setback variance, a 10' roadway setback variance and a 14' roadway setback variance to build two (2) six (6) foot high privacy fences on parcel located at 10 Church St. Adirondack. Lengthy discussion ensued regarding the existing fences in the area, the traffic and pedestrian safety and the negative impact on the neighborhood. Dan Smith made a motion to deny the variance request as it will produce an undesirable change to the neighborhood obstructing the view of the lake and a safety concern with pedestrian and car traffic in the area, the benefit may not be achieved by other means, the request is substantial, the request will have an adverse effect on the safety of the neighborhood and was not self created, 2nd by Harry Balz. All Ayes.

NEW BUSINESS:

File # 2007-05AV Tax Map 36.3-3-4 Robert and Sherry Conklin seeking a 30' shoreline setback, a 37.5' rear yard setback and a 2.5' side yard setback variance to construct three (3) decks located at 235 East Shore Dr. In the R1-3.2 acre zone. Mr Conklin stated that the egress to the second story deck is for emergency purposes. After a lengthy discussion between Gary McMeekin and Harry Balz regarding the mean high water mark. Mr Conklin stated that the cottage is 40' from the water in the summer. Dan Smith made a motion to deem the application complete, schedule a public hearing, not referring this to the Town Planning Board, 2nd by Curt Castner. All Ayes

There being no further business before the board, Chairperson, Priscilla Remington adjourned the meeting at 8:10 PM

Respectfully Submitted.

Christine Smith-Hayes, Secretary